

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Guerrero Drywall and Maria Torres are the owners of the following:
All that certain 1.167 acres lot, tract, or parcel of land situated in the John Grigsby Survey, Abstract No. 495 and being a portion of the City Block 801, City of Dallas, Dallas County, Texas, being all of the tract of land described in a deed to Guerrero Drywall Company, recorded in Volume 99239, Page 791, Deed Records, Dallas County, Texas (D.R.D.C.T.), and being all of Tract I, Parcels A, B, & C, Tract II and Tract III described in a deed to Maria Torres, recorded in Instrument No. 20010806156 (D.R.D.C.T.), and being a portion of Tracts 1, 2, 3 & 4 described in a deed to Guerrero Drywall, Inc., recorded in Volume 99253, Page 5931 (D.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2" capped iron rod (stamped "BISON CREEK") set for the Northeast corner of the heron described tract, being in the Southwest Right-of-Way line of Fitzhugh Avenue (variable width right-of-way), as recorded in Instrument No. 200503069720, Plat Records, Dallas County, Texas (P.R.D.C.T.), same being the Northeast corner of said Guerrero Drywall Company tract, and same being the North corner of Dallas Area Rapid Transit (D.A.R.T.) Right-of-Way (variable width right-of-way), as recorded in Volume 99201, Page 3378 (D.R.D.C.T.);
THENCE: South 45° 02' 00" West, along the Southeast line of said Guerrero Drywall Company tract, and along the Northwest line of said D.A.R.T. Right-of-Way, a distance of 184.51 feet to a 1/2" capped iron rod (stamped "BISON CREEK") set for all corner of the heron described tract, same being the South corner of said Guerrero Drywall Company tract, and same being the East corner of a tract of land described in a deed to The Gulf, Colorado and Santa Fe Railway Company, recorded in Volume 4656, Page 440 (D.R.D.C.T.);
THENCE: North 44° 59' 45" West, along the Southwest line of said Guerrero Drywall Company tract, and along the Northeast line of said Railway Company tract, a distance of 7.00 feet to a 1/2" capped iron rod (stamped "BISON CREEK") set for corner of the heron described tract, same being the North corner of said Railway Company tract, and same being the Southeast corner of said Tract 1 to Guerrero Drywall, Inc.;
THENCE: South 45° 02' 00" West, along the Southeast lines of said Tracts 1, 2, 3 and 4 to Guerrero Drywall, Inc., and along the Northwest line of said Railway Company tract, a distance of 154.96 feet to a 1/2" capped iron rod (stamped "BISON CREEK") set for the South corner of the heron described tract, same being the South corner of said Tract 4 to Guerrero Drywall, Inc., and same being the Northwest corner of said Railway Company tract, and same being the Southeast corner of a called 1.1398 acre tract of land described in a deed to Willow Partners, LP, recorded in Instrument No. 20070377721 (D.P.R.D.C.T.);
THENCE: North 45° 00' 00" West, along the Southwest line of said Tract 4 to Guerrero Drywall, Inc., and along the Southernmost Northeast line of said Willow Partners tract, a distance of 132.00 feet to a 1" flat iron found at the Westernmost corner of the heron described tract, same being the Northeast corner of said Tract 4 to Guerrero Drywall, Inc., and same being an ell corner of said Willow Partners tract;
THENCE: North 45° 02' 00" East, along the Northwest line of said Tracts 1, 2, 3 and 4 to Guerrero Drywall, Inc., and along the Northernmost Southeast line of said Willow Partners tract, and along the Southeast line of a tract of land described in a deed to True Renovations, LLC, recorded in Instrument No. 20160283308, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and along the Southeast line of a tract of land described in a deed to Gerardo Luna and Teresa Luna, recorded in Instrument No. 20060402827 (O.P.R.D.C.T.), a distance of 155.00 feet to a 1/2" capped iron rod (stamped "BISON CREEK") set for all corner of the heron described tract, same being the North corner of said Tract 1 to Guerrero Drywall, Inc., and same being the Southeast corner of said Luna tract;
THENCE: North 45° 00' 00" West, along Southwest lines of said Tract I, Parcels A and C to Maria Torres, and along the Northeast line of said Luna tract, a distance of 50.00 feet to a 1/2" capped iron rod (stamped "BISON CREEK") set for corner of the heron described tract, same being the Northwest corner of said Tract I, Parcel A to Maria Torres, and same being the South corner of a tract of land described in a deed to Cenobio Urena and wife, Rita Urena, recorded in Volume 90174, Page 901 (D.R.D.C.T.);
THENCE: North 45° 02' 00" East, along the Northwest lines of said Tract I, Parcels A and B to Maria Torres, and along the Southeast line of said Urena tract, and along the Southeast line of a tract of land described in a deed to Claudia Solis, recorded in Instrument No. 20110027435 (O.P.R.D.C.T.), a distance of 100.00 feet to a 1/2" capped iron rod (stamped "BISON CREEK") set for all corner of the heron described tract, same being the North corner of said Tract I, Parcel B to Maria Torres, and same being the Southeast corner of said Claudia Solis tract, and being in the Southwest line of said Tract II to Maria Torres;
THENCE: North 45° 00' 00" West, along the Southwest line of said Tract II to Maria Torres, and along the Northeast line of said Claudia Solis tract, a distance of 22.00 feet to a 1/2" capped iron rod (stamped "BISON CREEK") set for corner of the heron described tract, same being the West corner of said Tract II to Maria Torres, and same being the South corner of a tract of land described in a deed to Federico Solis, and wife, Maria Solis, recorded in Volume 94217, Page 218 (D.R.D.C.T.);
THENCE: North 45° 02' 00" East, along the Northwest line of said Tract II described to Maria Torres, and along the Southeast line of said Federico Solis tract, a distance of 84.50 feet to a 1/2" capped iron rod (stamped "BISON CREEK") set in said Southwest Fitzhugh Avenue Right-of-Way line for the North corner of the heron described tract, same being the North corner of Tract I described to Maria Torres, and same being the Southeast corner of said Federico Solis tract;
THENCE: South 45° 00' 00" East, along the Northeast line of said Tract II & III described to Maria Torres, and along the Southwest Right-of-Way line of said Fitzhugh Avenue, a distance of 88.00 feet to a 1/2" capped iron rod (stamped "BISON CREEK") set for corner of the heron described tract, same being the Northeast corner of said Tract III described to Maria Torres, and same being the North corner of a tract of land described in a deed to Gerardo Solis, recorded in Instrument No. 20130025287 (O.P.R.D.C.T.);
THENCE: South 44° 59' 45" West, along the Southwest line of said Tract III described to Maria Torres, and along the Northeast line of said Gerardo Solis tract, a distance of 120.00 feet to a 1/2" capped iron rod (stamped "BISON CREEK") set for all corner of the heron described tract, same being the South corner of said Tract III described to Maria Torres, and same being the West corner of said Gerardo Solis tract, and same being in the Westernmost Northeast line of said Guerrero Drywall Company tract;
THENCE: South 45° 00' 00" East, along the Westernmost Northeast line of said Guerrero Drywall Company tract, and along the Southwest line of said Gerardo Solis tract, a distance of 53.00 feet to a 1/2" capped iron rod (stamped "BISON CREEK") set for all corner of the heron described tract, same being an ell corner of said Guerrero Drywall Company tract, and same being the South corner of said Gerardo Solis tract;
THENCE: North 44° 59' 45" East, along the Easternmost Northwest line of said Guerrero Drywall Company tract, and along the Southeast line of said Gerardo Solis tract, a distance of 120.00 feet to a 1/2" capped iron rod (stamped "BISON CREEK") set in said Southwest Fitzhugh Avenue Right-of-Way line for all corner of the heron described tract, same being an ell corner of said Guerrero Drywall Company tract, and same being the East corner of said Gerardo Solis tract;
THENCE: South 45° 00' 00" East, along the Southwest Right-of-Way line of said Fitzhugh Avenue, and along the Northeast line of said Guerrero Drywall Company tract, a distance of 69.00 feet to the POINT OF BEGINNING and containing 50,830 square feet or 1.167 acres of land.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:
That I, James P. Keene, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Dallas.

James P. Keene
R.P.L.S. No. 5100

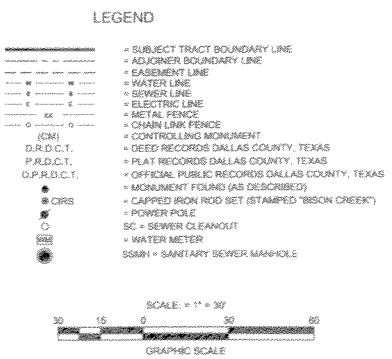
PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

STATE OF TEXAS
COUNTY OF VAN ZANDT

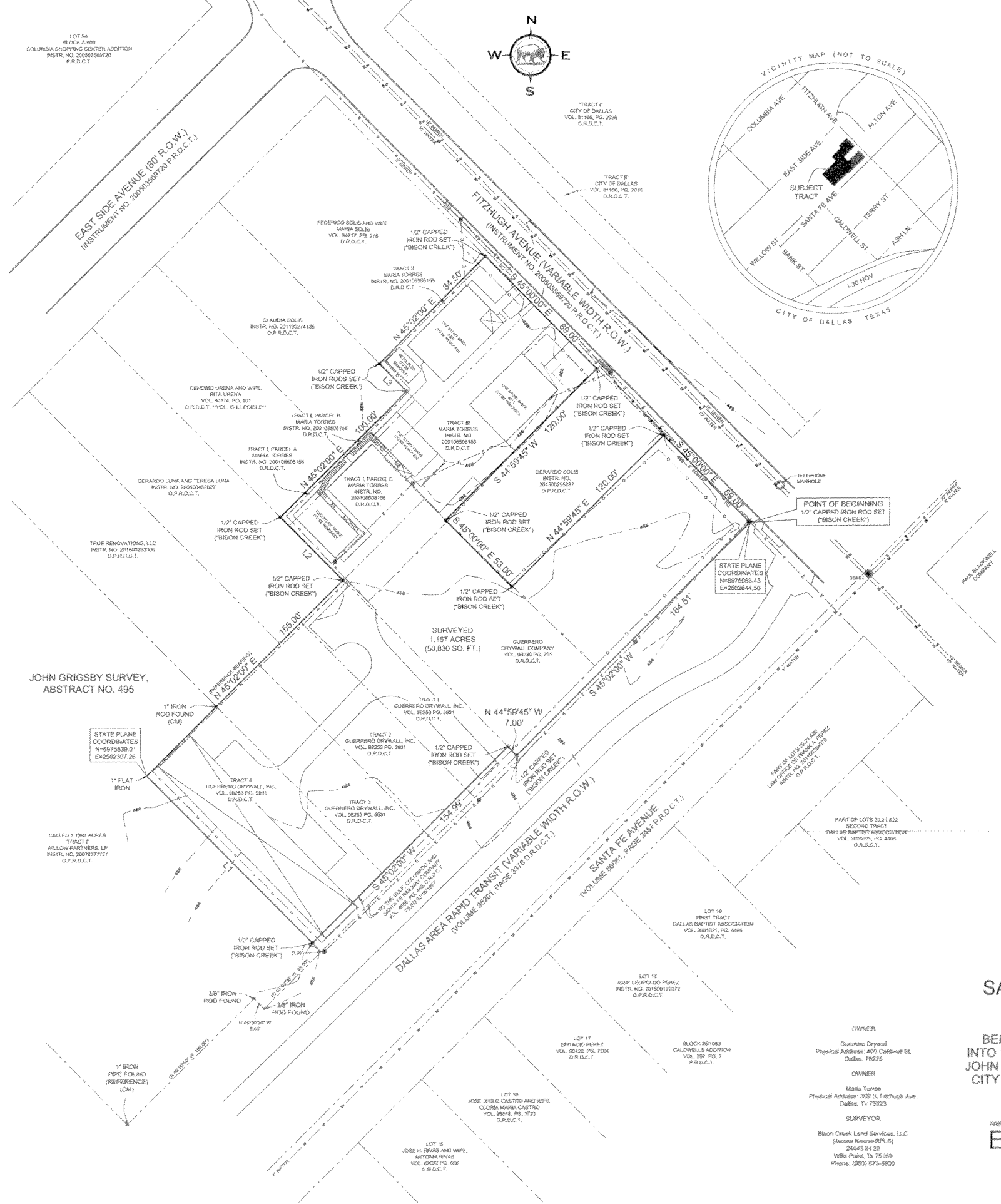
Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared James P. Keene, Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose of consideration therein expressed.
Given upon my hand and seal of office this _____ day of _____, 2017

Notary Public in and for the State of Texas
MY COMMISSION EXPIRES ON: _____

- NOTES:
- 1) The purpose of this plat is to create 1 lot from all subject tracts.
 - 2) Basis of bearing for this plat is the deed to Willow Partners, LP recorded in Instrument No. 20070377721, Official Public Records, Dallas County, Texas.
 - 3) According to F.E.M.A. Flood Insurance Rate Map, Community Panel Number 4813C0345 J, dated August 23, 2001, this property does not appear to be within a 100-year flood plain.
 - 4) Vertical datum is based on the Tribrach RTK Cooperative Network, Texas North Central Zone, NAVD 88.
 - 5) State Plane Coordinates are based upon the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate Values utilizing the Tribrach RTK Cooperative Network.



LINE	BEARING	DISTANCE
L1	N 45° 00' 00" W	132.00'
L2	N 45° 00' 00" W	50.00'
L3	N 45° 00' 00" W	22.00'



OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT the undersigned owners of the above described property, acting herein by and through their duly authorized officers, do hereby adopt this plat designating the herein above described property as SANTA FE TOWNHOMES, an addition to the City of Dallas, Texas, and do hereby dedicate, in fee simple, to the public use forever, the streets, alleys and floodway management areas shown thereon. The easements shown thereon shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress or egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all of or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress or egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by the utility).
Water main and wastewater easements shall also include additional area of working space of construction and maintenance for the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as restated.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Dallas, Texas.
WITNESS, my hand, this the _____ day of _____, 2017.

Guerrero Drywall Company-Owner
Guerrero Drywall, Inc.-Owner
WITNESS, my hand, this the _____ day of _____, 2017.
Maria Torres-Owner

STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared the Owner of Guerrero Drywall Company AND Owner of Drywall, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose of consideration therein expressed.
Given upon my hand and seal of office this _____ day of _____, 2017

Notary Public in and for the State of Texas
MY COMMISSION EXPIRES ON: _____
Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Maria Torres, Owner, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose of consideration therein expressed.
Given upon my hand and seal of office this _____ day of _____, 2017

Notary Public in and for the State of Texas
MY COMMISSION EXPIRES ON: _____

PRELIMINARY PLAT
SANTA FE TOWNHOMES
50,830 SQ. FT. / 1.167 ACRES
BEING 10 TRACTS OF LAND COMBINED INTO 1 LOT SITUATED IN BLOCK 801 OF THE JOHN GRIGSBY SURVEY, ABSTRACT NO. 495 CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE NO. S _____

PREPARED BY:
BISON CREEK
Land Services, LLC
24443 94 20, WELLS POINT, TEXAS, 75169
PHONE: 903-873-3600
FIRM LICENSE NO. 10190890



650-815
5178-059